



Understanding Law Matters

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ELECTRICAL COMPLIANCE CERTIFICATES SOONER THAN LATER

We have noticed lately that some Estate Agents have taken a while to instruct a registered Electrician to obtain an Electrical Clearance Certificate. We encourage you to instruct an Electrician to attend to this as soon as the suspensive conditions have been fulfilled. Most of the banks require these certificates to be uploaded and checked prior to lodgment and a delay in getting the electrical certificate could result in delaying the bond registration and subsequently the transfer registration.

Furthermore we need to make sure that the certificate complies with the following:

- That the legal description of the property matches the information on the bond instructions and must appear under the Erf/Lot section of the certificate
- That the street address of the property must also be reflected as physical address on page 1 and page 2
- that the date on the certificate does not exceed two years
- that the registered electrical company is listed with the Department of Labour.
- that the certificate content is clear and guarantees the work is done
- that each page is certified and dated

Yours Faithfully

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